

CARMEL TECHNICAL ADVISORY COMMITTEE MINUTES

Date: March 15, 2006
Place: Department of Community Services Conference Room
3rd Floor - Carmel City Hall
Time: 9:00 AM

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9:00 a.m. **Docket No. 06030003 DP Amend/ADLS: REI Medical Office Building**
The applicant seeks to build a 2-story, 34,000-square foot medical office building on 7.54 acres.
The site is located at 11911 North Pennsylvania Street and is zoned B-6/within the US 31 Overlay.
Filed by Joseph Scimia for REI Real Estate Services, Inc.

Present for the Petitioner: Roger Kilmer with Baker & Daniels, Jeremy Stephenson with REI Real Estate Services, Bob Doster with Schneider Engineering, and Brent Davis with CSO Schenkel Shultz.

Petitioner Overview: Roger Kilmer with Baker and Daniels said that the petitioner is proposing a two-story, 34,000 square foot medical office building to be located at 119 North Pennsylvania. He said that it is to the East of the existing the Community Health Pavilion.

Greg Hoyes, Hamilton County Surveyor's Office: He said that his office would need drainage calculations to be sure that the pond is going to work and an indirect outlet permit.

Shirley Hunter, Cinergy: She gave the petitioner one the new service request applications. She said that her office would like to request an AutoCAD file of the site. She said that the Engineer that would be handling the site was named Sean South. She said that as far as she knew Cinergy had three-phase primary on the site. She said that she didn't know how they would want to serve it, but that the petitioner should be in contact with Sean.

Nick Redden, Carmel Engineering: He said that he sent the petitioner a letter on the seventh of March. He said that he thinks that he neglected to mention in the letter that the City of Carmel has a new Stormwater Management ordinance and that the pollution prevention plan would need to be approved by Carmel Engineering as well.

Gary Hoyt, Carmel Fire Department: He said that he has not sent a letter out yet, but that he would be sending one. He said that he was assuming the building was a sprinkled building. He clarified that the building did not have a basement. He said that if the building has a fire alarm, then the Fire Department would request a remote enunciator at the main entrance. He said that the petitioners could put the regular fire alarm panel in the riser room, but if the petitioner could get something that will let the firefighters know where the alarm is at in the building. He said that the Fire Department would also like a Knocks box and Knocks brand Fire Department connection caps for the sprinkler siamese connection. He said that he needs to look at the plans again to look at the hydrant locations to see if there is a hydrant close enough to the area where the petitioner is proposing the building. He said that if there isn't, then the Fire Department may ask for an additional fire hydrant to be brought in. He said that the Fire Department requests that there be a fire hydrant within 100 feet of fire department connection. He said that he would get the petitioner a letter with these comments as soon as he could.

Scott Brewer, DOCS Urban Forester: He said that he sent the petitioner a comment email earlier when he received the first set of plans. He said that he hasn't sent out an additional letter on the revised set of plans that were submitted to him. He said that he still has some questions about the site. He said that he needs planting notes and planting graphics. He said that he has the planting notes, but not the planting graphics. He said that he also needs and engineered site plan that shows drainage easements, utilities, overhead electrical lines, and other things like that. He said that the way that the lot line jags around there is a little unusual. He said that some of the plantings aren't actually on this lot. He said that they are on the adjacent lot, which isn't something that they generally allow.

Roger Kilmer said that the property is not really a parcel, but is actually one ownership for all of the property.

Scott Brewer, DOCS Urban Forester: He clarified that the property is coming in as one parcel. He noted that his comments will change. He said that he would get the comments to the petitioner as soon as he could.

Matt Griffin, DOCS: He said that he has no additional comments at this stage.

Christine Barton-Holmes, DOCS: She said that DOCS would like to see the front of the building facing and/or would like to see a building with two facades to have the building facing Meridian Street and have a front façade on the other side as well. She said that the petitioner should follow-up with Scott Brewer, DOCS Urban Forester.

Roger Kilmer said that he would like to discuss the comment of the front façade because that poses some difficulties for the petitioner. He said that if the petitioner could possibly do some stuff with materials but creating a projecting feature from the façade would be difficult because there is a build-to line that the petitioner must meet. He said that if there was a projecting feature on the build-to line, then the building would be pushed further to the West and that would be impacting the petitioner's parking and landscaping.

Matt Griffin, DOCS: clarified that there is no entry planned off of Pennsylvania.

Gary Hoyt, Carmel Fire Dept.: suggested that the petitioner could treat that as an emergency

egress.

Discussion ensued regarding different options the petitioner might explore to add variety to the façade facing Pennsylvania.

Christine Barton-Holmes, DOCS: She said that ideally the Department would like to see the glass wall mirrored on the other side. She said that the building has Penn Street frontage and a Penn Street address, so she said that the Department would like to see the building addressing Penn Street. She said that the façade isn't going to be very visible from Meridian Street or Pennsylvania. She said that Staff would like to see an identical façade or something very similar on the Penn Street side.

Matt Griffin, DOCS: He said that since the Penn Street side is the highest profile side with the most visibility. He said that the building and that façade in particular shouldn't be designed so that it looks like the rear access. He said that there are ways to elegantly handle the façade without making it a full-blown entrance with atriums and everything else. He said that landscaping would probably help to dress up that facade as well. He said that all of the great detailing is just pretty much lost because it is sandwiched internally.

Roger Kilmer asked if a possible solution could be established through building materials and landscaping or if the petitioner's needed to include some sort of relief in the façade.

Bob Doster asked about the comment from Staff regarding a 10-foot walk across the front. He said that there is an existing 5 ft. walk. He wanted to know if the petitioner should pull out the existing path in order to put in the wider path.

Matt Griffin, DOCS: He responded that the petitioner would need to verify what the path will become with Karyn Ryg.

The petitioner asked if they could decrease some of the foundation plantings on one side in order to give them the ability to increase the landscaping on the other side of the building.

Scott Brewer, DOCS Urban Forester: He said that he thinks that something could be worked out with the petitioners. He said that the City of Carmel is looking for good design.

The petitioner responded that he thought that they could work something out by moving landscaping and putting a small bump in the wall on the East side. He clarified that the projection would be on the build-to line and the rest of the building would sit a few feet back from that. He clarified that something could project overhead into the setback.

Roger Kilmer asked for clarification on what the new filing fee would be.

Christine Barton-Holmes, DOCS: She said that she would email the petitioner the updated fee.

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9:15 a.m. Docket No. 06030005 PP: Village on the Monon
The applicant seeks to plat 19 lots on 6.29 acres.

The site is located at 1320 Rohrer Road and is zoned R1 Residential
Filed by Kevin Roberts of DeBoy Land Development Services for The Anderson Corporation.

Present for the Petitioner: Jim Anderson with the Anderson Corporation, David Stewart with Stewart-Anderson, Kevin Roberts with DeBoy Land Development Services.

Petitioner Overview: Kevin Roberts said that the petitioner is looking at 19 new lots in a project just off of Rhorer Road across the street from the Monon Trail. He said that the petitioner is proposing a connecting street to Rhorer Road. He said that the water lines that are connected to the North and the South, he feels, will be an overall improvement to the neighborhood. He said that they have had some meetings with the neighbors and have received some positive feedback.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent Kevin Roberts a letter. He said that it would be a regulated drain subdivision and that he would go by after the meeting and look at the petitioner's proposed outlet. He said that he would just wait for construction plans and drainage calculations.

Shirley Hunter, Cinergy: She said that she has not received any plans to review. She gave the petitioner the card of Sean South. She said that they don't typically request information until the construction plans are available. She said that Cinergy will need AutoCAD drawings and a new service request when the secondary plat is finalized.

Kevin Roberts gave Shirley Hunter with Cinergy a copy of the plans.

Nick Redden, Carmel Engineering: He said that he sent the petitioner a letter on February 17, 2006 and he said that Engineering would just wait to the petitioner's response to those comments.

Kevin Roberts said that the petitioners would be changing the roads from twenty-four feet to thirty feet. He said that the petitioners would also like to put in an island in the middle of the road at the entry to Rhorer Road. He said that he would like to discuss the geometry of that at some point with Engineering. He clarified that the island would be 6 feet wide. He said that he would also like to discuss at some point the resurfacing and widening of Rhorer.

Gary Hoyt, Carmel Fire Department: He said that he hasn't sent Kevin a letter yet. He told the petitioner to send him a drawing showing the existing fire hydrants. He clarified that the development would not have an amenity facility. He said that they would have a comment on the petitioner's island when it gets drawn. He said that would be an ingress point and that he wanted to verify that the truck could get through. He said that the Fire Department would prefer roll back curbing as opposed to the chairback curbing on the island. He said that the petitioner should also install the blue fire hydrant markers in the middle of the street to facilitate the fire department finding the fire hydrants in a quick manner.

Discussion ensued regarding Fire Hydrant locations.

Scott Brewer, DOCS Urban Forester: He said that he and the petitioner met and that he received the plan. He said that when the petitioner actually has a landscape plan, he would make some comments, but that until then, he would make comments on the packet he was provided.

Matt Griffin, DOCS: He said that he really didn't have much to add since his comments that were provided in the docketing email. He said that the petitioner should touch base with Karyn Ryg, DOCS transportation planner, to verify what the pedestrian path along Rhorer is going to be. He said that he wasn't sure if it was going to be a sidewalk or a 10 ft. path. He said that the ramps should pick up on the other side to allow pedestrians to cross in a safe manner. He said that he didn't have any other comments because a lot of his comments were addressed by phone with Kevin Roberts.

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9:25 a.m. **Docket No. 06030006 TAC: Rocky Mountain Landscape Management**
The applicant seeks to add outdoor storage at an existing approved site.
The site is located at 4724 Northwestern Drive and is zoned I1/Industrial
Filed by Larry Kemper of Nelson and Frankenberger for David E. Hunter

Present for the Petitioner: Larry Kemper with Nelson & Frankenberger, David Hunter with Rocky Mountain Landscape Management, and Todd Vannatta with CTMT.

Petitioner Overview: Larry Kemper said that the property is located just South of 106th street and West of Michigan Road. He said that the property is zoned I-1 Industrial. He said that Rocky Mountain Landscape Management is a contract purchaser of the property. Larry Kemper said that the property is currently occupied by a fertilizer supply company and that Rocky Mountain Landscape Company would be using the property in a very similar way, but that they would like to construct a mulch bin for outside storage, a bed for planting perennials, and also they would like to change the signage.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he faxed Larry Kemper a letter. He said that the only issue they had was their forty-foot drainage easement.

Shirley Hunter, Cinergy: She said that this property was in IPL's jurisdiction.

Nick Redden, Carmel Engineering: He said that this project was outside of the jurisdiction of Carmel Engineering.

Gary Hoyt, Carmel Fire Department: He said that with the nature of the proposed changes, the Fire Department has no objection.

Scott Brewer, DOCS Urban Forester: He said that he would like to see an actual plan of what the petitioner is proposing. The petitioners gave him a copy of the plans. He said that he would take a look at them and get back with the petitioners.

Matt Griffin, DOCS: He said that as far as screening goes, the ordinance doesn't necessarily apply to the petitioner because they are not close to a residential area and Northwestern Drive is a private drive. He said that if the petitioners offer mitigation that the neighbors request, he felt that would meet the intent of the ordinance.

Greg Hoyes, Hamilton County Surveyor's Office: He commented that the petitioners needed to keep landscaping out of the forty-foot drainage easement.

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9:40 a.m. Docket No. 06030007 TAC: Prudentia Building at the Village of West Clay
The applicant seeks to construct a 3 story office and retail building.
The site is located near the NW corner of West New Market Street and Meeting House Road and is zoned PUD.
Filed by Brandon Burke of Schneider Corporation for Prudentia Development

Present for the Petitioner: Brandon Burke with the Schneider Corporation, Kevin Krulik and Frank Rocciho with Brenwick, and Brian Schubert with Axis Architects.

Petitioner Overview: Brandon Burke said that the proposed building is located in the Village Center directly across from the meeting house. He said that the puzzle is a 3-story building with basement. He said that it will be approximately 3100 square feet per floor. He said that the basement and first floor has the potential for commercial or restaurant use, while the second floor is office and the third floor is residential. He said that the building would have an approximate total square footage of twelve thousand nine hundred square feet.

Brian Schubert added that in the last week, it has been determined that the basement will be storage and mechanicals.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent Brandon Burke a comment letter. He said that the petitioners would need an outlet permit and revised plans once the petitioner has addressed CrossRoads Engineering's comments.

Shirley Hunter, Cinergy: She clarified that she should deduct 3,100 square feet from the approximate total of 12,900 square feet. She said that Cinergy would need a new service request AutoCad drawings. She said that Cinergy would need some conduit crossings. She said that she would need to discuss the route to get power to the Prudentia Building.

Nick Redden, Carmel Engineering: He said that he sent the petitioner a letter with Carmel Engineering comments.

Gary Hoyt, Carmel Fire Department: He said that he has not sent Brandon Burke a letter yet. He clarified that the building would be fully sprinkled.

The petitioner commented that they were planning to locate the Knox box with them. He said that the enunciator was going to go in the entry right inside the front door.

Gary Hoyt, Carmel Fire Department: He said that was great and that there was a hydrant right next to the proposed building site. He said that he would get the petitioners a letter out in the next couple of days.

Scott Brewer, DOCS Urban Forester: He commented that he had not sent the petitioners a letter. He asked if the petitioners intended to do a landscape plan.

Brandon Burke commented that he thought that the architect would be putting together a landscape plan. He said that Brenwick is also working on the Southeast portion of the building, which he noted would be a common area, landscape, walk-feature type area. He commented that it would be similar to what was on the North of the Brenwick building.

Scott Brewer, DOCS Urban Forester: He asked the petitioners about the intentions of a large grassy square in the back of the building.

Brandon Burke said that was reserved at the moment for a courtyard for the restaurant tenant and that after the tenant is decided, the petitioners will come back with the landscaping plan for that.

Matt Griffin, DOCS: He said that he only had a few comments and that he included them with his docketing email. He said that when the petitioner has more finalized building elevations, the Department of Community Services would like to see them. He said that the petitioner should ensure that the HVAC is screened properly. He said that he had no other comments besides those.

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9:50 a.m. **Docket No. 06030008 Z: 1003 E. 106th Street Rezone**
The applicant seeks a rezone from R3 to B5 to allow neighborhood scale office/commercial use.
The site is located 1003 E. 106th Street and is zoned R3 Residential/within the Home Place Business District Overlay.
Filed by Michael Godfrey of Brunson and Company.

The Petitioner did not appear, therefore no comments were given.